



7.01 acres/2.8 hectares

183-A .7 mile/1.1 km west

Utilities

Greenfield

Zoning - Single Family Suburban

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7.01 Acres/2.8 Hectares
Carlton's Corner

Site 79

Property				
Total Acreage: 7.01 acres/2.8 hectares			Map: MAPSCO Austin 2006 Street Guide, pgs. 343, Sec. F, G	
Location				
City: Leander			County: Williamson	
Address/Directions: 3,000 feet/914 meters west of Ronald W. Reagan (Parmer Lane) Blvd. and 4,000 feet/1,219 meters east of 183-A on the south side of Crystal Falls Parkway				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: .7 mile/1.1 km Distance to Interstate Highways: 9 miles/14.5 km			Type of Zoning: Local Commercial	
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Good		Dimensions: 836 x 209 feet/255 x 64 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: No		Lot Size: Not Applicable
Improvements				
Road Distance to Rail: 2 miles/3.2 km west			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Frontage on major east-west corridor	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Commercial and Retail	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 24 inch/61 cm Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 8 inch/20.3 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Preston Carlton	Phone: (512) 259.5200	Facs: (512) 259-5205	Email: preston@carltoncompanies.com	Web Site: www.carltoncompanies.com
Sales Price: Negotiable			Lease Price: Negotiable	
Comments: This site is located on the north end of the Centex Homes' proposed Cold Spring residential development. It is also south of Ridgmar Landing (an estate home subdivision). There is also 836 feet/255 meters of frontage on East Crystal Falls Parkway. The site is also catty-corner from the 3,300-student LISD Middle/High School Campus.				